



Alachua County Special Meeting

Minutes

October 7, 2025, 9:30 AM

Present: Commissioner Mary Alford, Chair Charles S. Chestnut, IV, Vice Chair Ken Cornell, Commissioner Anna Prizzia, Commissioner Marihelen Wheeler

A. Approval of Agenda

Chair Chestnut called the meeting to order at 9:32am

Commissioner Cornell moved approval of the agenda.

2nd Commissioner Prizzia

The motion carried 3-0 with Commissioner Alford and Commissioner Wheeler not present.

To approve the Agenda.

B. Items for Discussion

1. Gainesville Community Reinvestment Area (GCRA) Discussion - 25-00655

Commissioner Wheeler entered the meeting at 9:34am

Commissioner Alford entered the meeting at 9:42am

Communications Director Mark Sexton and Assistant County Manager Tommy Crosby presented the above item to the Board.

The City's new proposal would add up to 20-Years to the County's Funding of City of Gainesville CRA/GCRA efforts. From 49 years up to 69 years.

What the City of Gainesville is Proposing:

- Some sort of Joint Governance – the makeup is unclear in the Power Point
- County contribution is unclear
- \$75 million under the current formula
- Greatly Expand the current boundaries – financial impact unknown.
- Countywide ballot and referendum to bond Countywide and Citywide property tax for GCRA projects only

Administration Cost Concerns:

- Consultants - Waldo and 8th
- 10 Staff members
- Director
- Two Managers
- 6 Project Managers
- Staff Specialist
- Approx. Admin costs
- Annual Salary- \$900K
- 10-Year - \$9 million (COLAs & raises notwithstanding)
- With benefits (approx. 30%) \$11.7 million

Proposed Expansion of GCRA Boundary:

1. Gainesville Regional Airport, NE Waldo Road and NE 39th Avenue
2. South Main Street and SE 4th Street
3. North Main Street and NW 6th Street Corridor
4. Corner of SE Hawthorne Road and SE 8th Avenue

Economic Headwinds:

- Signs of economic slowdown, potential recession
- Federal funding uncertainty

- State funding uncertainty
- Governor's property tax ballot initiative
- Florida legislature may reduce local revenues
- Infrastructure cost demands & inflation

Expensive County Priorities:

- Ambulance & Fire Rescue Services
- Sheriff & jail operations, court services, judiciary
- Social services, housing, health
- Infrastructure: Transportation and Facilities

Staff Recommendation:

- Let the GCRA Sunset
- Reinvest reclaimed revenue in County and City priorities
- Consider future projects and partnerships on a case-by-case basis

Commissioner Cornell, Commissioner Prizzia, Assistant County Manager Tommy Crosby, Commissioner Cornell, Commissioner Prizzia, Commissioner Wheeler, Commissioner Alford, Chair Chestnut, and County Manager Lieberman presented comments.

Public Comment

Chair Chestnut recognized Khali Blount, Cynthia Curry City Manager of Gainesville, Greg Bradley, a citizen, Chelsea, Jason Mitchell, Robert Manns, Jamie Smith, City Commissioner Ed Book, City Commissioner Cynthia Moore-Chestnut, and City Commissioner Bryan Eastman presented comments.

Commissioner Prizzia, Commissioner Cornell, Commissioner Wheeler, and County Manager Lieberman all presented comments.

Commissioner Prizzia exits the meeting at 10:16am

Commissioner Prizzia returns to the meeting at 10:20am

Commissioner Cornell exits the meeting at 11:27am

Commissioner Cornell returns to the meeting at 11:30am

1. Let the GCRA Sunset
 2. Reinvest reclaimed revenue in County and City priorities
 3. Consider future projects and partnerships on a case-by-case basis
2. MV Transportation Discussion, 25-00780

Interim Growth Management Director Jeff Hayes presented the above item to the Board.

Commissioner Prizzia, Commissioner Cornell, Scott Koons, Randy France, City of Gainesville Manager Cynthia Curry, Commissioner Alford, Commissioner Cornell, Commissioner Prizzia, Jeff Hayes, Commissioner Wheeler, County Manager Lieberman, Chair Chestnut.

Commissioner Alford exits the meeting at 12:00pm

Commissioner Alford returns to the meeting at 12:10pm

Public Comment

Chair Chestnut recognized Mo Chanel, Khali Blount, and Bill Redonvich who presented comments.

Commissioner Prizzia, and County Manager Lieberman presented comments.

Discuss Transportation Disadvantaged service options

C. Closing Comments

1. Public Comment

There were no comments presented at this time.

2. Commission Comment

Commissioner Prizzia moved to agenda the redistricting maps 8 and 4 submitted and the existing maps be scheduled for the October 14, 2025, Regular Meeting for consideration by the Board in order to meet the statutory deadline for redistricting.

2nd Commissioner Cornell

The motion carried 5-0.

Commissioner Alford wanted to thank everyone for their support and reaching out to her the past few weeks.

D. Adjourn

There being no further business before the Board, the meeting was adjourned at 12:22 p.m.

To adjourn the meeting.